



January 30, 2024

Office of the Secretary
Maryland Department of Planning
Attn: David Dahlstrom, AICP
301 W. Preston St.
Baltimore, Maryland 21201-2305
via email: david.dahlstrom@maryland.gov

Re: Annual Report Calendar Year 2023

Dear Mr. Dahlstrom:

The Town of Denton Planning Commission approved the following Annual Report for the reporting year 2023 as required under [§1-207\(b\)](#) and [§1-208\(c\)\(1\)\(i\) and \(c\)\(3\)\(ii\)](#) of the Land Use Article on January 30, 2024. In addition, this report has been filed with the local legislative body.

1. Number of new Residential Permits Issued inside and outside of the Priority Funding Area (PFA):

**Table 1: New Residential Permits Issued
Inside and Outside the Priority Funding Area (PFA)**

Residential – Calendar Year 2022	PFA	Non - PFA	Total
# New Residential Permits Issued	1	0	1

2. Is your jurisdiction scheduled to complete and submit to Planning a 5-Year Mid-Cycle comprehensive plan implementation review report this year? If yes, please submit the 5-Year Report as an attachment.

Y N

3. Were there any growth-related changes, including land use changes, zoning ordinance changes, rezonings, new schools, changes in water or sewer service, or municipal annexations that changed municipal and unincorporated boundaries? If yes, please list the annexation resolution(s), describe or attach a map of the changes, and provide a description of consistency of internal, state or adjoining local jurisdiction plans.

Y N

4. Did your jurisdiction identify and/or implement any recommendations for improving the planning and development process within the jurisdiction? If yes, please describe.

Y N

The 2020 Comprehensive Plan was completed and adopted on December 11, 2023. This Plan includes affordable housing goals, review of density requirements for redevelopment projects, modifying zoning regulations to facilitate infill development, streamline approval of development process time, and encourage a mix of housing types.

5. Are there any issues that MDP can assist you with in 2023? If yes, please describe. Y N

6. Have all members of the Planning (Commission/Board) and Board of Appeals completed an educational training course?

Y N

Sincerely,



Donna R. Todd
Director of Planning and Codes

cc: mdp.planreview@maryland.gov

2023 Zoning Ordinance Amendments and Resolutions

- Ordinance No. 737** An Ordinance of the Town of Denton to amend the Town of Denton's 2010 Comprehensive Plan, dated September 13, 2010, to modify the goals and objectives of the Mixed Industrial (MI) District.
Introduced: 12/05/22 Passed: 01/05/23 Effective: 01/12/23
- Ordinance No. 738** An Ordinance of the Town of Denton to amend the Official Table of Use Regulations, Appendix VII, in the Denton Town Code Zoning Ordinance and the provisions contained in Chapter 128 of the Denton Town Code with respect to Microbrewery, Microdistillery, Microwinery, Coffee Roasting, and Restaurant Use in the Mixed Industrial (MI) District.
Introduced: 12/05/22 Passed: 01/05/23 Effective: 01/15/23
- Ordinance No. 741** An Ordinance of the Town of Denton to amend the Official Table of Use Regulations, Appendix VII, in the Denton Town Code Zoning Ordinance and the provisions contained in Chapter 128 of the Denton Town Code with respect to Industrial Uses, Industrial Parks, and Outdoor Storage.
Introduced: 03/02/23 Passed: 04/06/23 Effective: 04/16/23
- Ordinance No. 742** An Ordinance of the Town of Denton to amend the Denton Town Code Zoning Ordinance and the provisions contained in Chapter 128 of the Denton Town Code with respect to Infill and Redevelopment and Nonconforming Structures.
Introduced: 04/06/23 Passed: 05/04/23 Effective: 05/14/23
- Ordinance No. 743** An Ordinance of the Town of Denton to amend the Official Table of Use Regulations, Appendix VII, Denton Town Code Zoning Ordinance and the provisions contained in Chapter 128 of the Denton Town Code with respect to Multifamily Housing and Apartments.
Introduced: 04/06/23 Passed: 05/04/23 Effective: 05/14/23
- Resolution No. 896** A Resolution of the Town of Denton to adopt the Town of Denton 2020 Comprehensive plan.
Passed: 12/11/23 Effective: 12/11/23

Ordinance No. 750 An Ordinance of the Town of Denton to amend the Denton Town Code Zoning Ordinance and the provisions contained in Chapter 128 of the Denton Town Code with respect to Multifamily Housing and Apartments.

Introduced: 11/02/23 Passed: 12/11/23 Effective: 12/21/23

2023 TOWN OF DENTON BOARD APPLICATIONS

PLANNING COMMISSION & ADMINISTRATIVE SITE PLANS

<i>Number</i>	<i>Applicant Name</i>	<i>Project</i>
SP-23-001	Denton Nursing and Rehab Salon	Administrative Site Plan 420 Colonial Drive
SP 23-002	Mill Creek Properties, LLC	Preliminary Site Plan Denton Industrial Park, Lot 12
SP-23-003	920 Market LLC	Preliminary Site Plan 920 Market Street
SP 23-004	Bittersweet, LLC Edwards All Star Barbershop	Administrative Site Plan 220 Market Street
SP-23-005	Mill Creek Properties, LLC	Final Site Plan Denton Industrial Park, Lot 12
SP 23-006	Hertrich Properties, XXXIV LLC	Simplified Site Plan 1123 Industrial Park Way
SP 23-007	Overtime Investments, LLC Tiffany Blough Photography	Administrative Site Plan 104 Franklin Street - Suite 102
SP 23-008	Mid-Atlantic Real Estate Investments, Inc. - Dairy Queen	Comprehensive Sign Plan Denton Plaza 51
SP-23-009	Timothy & Olivia Gillis	Administrative Site Plan Daycare - 209 S. 2nd Street
SP-23-010	920 Market LLC Maryland Department of Human Services	Final Site Plan - DHS 920 Market Street
SP 23-011	TRAAD, LLC	Preliminary Site Plan 608 High Street
SP-23-012	Temple Lodge / Caroline Pride, LLC	Administrative Site Plan 114 Market Street- Suite 207
SP-23-013	TRAAD, LLC	Final Site Plan 608 High Street
SP 23-014	Mid-Atlantic Real Estate Investments, Inc.	Final Revised Site Plan Denton Plaza II - Revision, Lots 3 & 4
SP 23-015	Strato Holdings, LLC Dunkin' Donuts	Concept Plan 601 Legion Road
SP-23-016	ATC Development Group, LLC Kimberly Allman	Administrative Site Plan 214 Market Street - Suite A
SP-23-017	Wahoo 6th Street, LLC Shore Car Wash Solutions, LLC	Administrative Site Plan 12 N. 6th Street
SP 23-018	Denton Site SW, LLC WAWA	Preliminary Site Plan Shore Highway
SP 23-019	Second Street Ventures, LLC	Preliminary Site Plan 108 N. Eighth Street
SP-23-020	Strato Holdings, LLC - Dunkin Dunkin' Donuts	Preliminary Site Plan 601 Legion Road

2023 TOWN OF DENTON BOARD APPLICATIONS

SP-23-021	Korah Pulimood Market on 6th, LLC	Concept Plan 608 N. 6th Street
SP-23-022	Temple Lodge / Vernon Bledsoe, Jr.	Administrative Site Plan 114 Market Street - Suite 102
SP-23-023	Temple Lodge / Lawrence Derx, P A	Administrative Site Plan 114 Market Street - Suite 203B - 206
SP-23-024	Strato Holdings, LLC Dunkin' Donuts	Final Site Plan 601 Legion Road
SP-23-025	Temple Lodge / CASA of Caroline	Administrative Site Plan 114 Market Street - Suite 100-101
SP-23-026	Temple Lodge /Appraisals Unlimited	Administrative Site Plan 114 Market Street - Suite 200 (300)
SP-23-027	Temple Lodge / Kinnamon Accounting	Administrative Site Plan 114 Market Street - Suite 105
SP-23-028	Richard Sr. & Elizabeth Bullock	Concept Plan 420 N. Sixth Street
SP-23-029	Temple Lodge/Tamara Burke	Administrative Site Plan 114 Market St - Suite 208

PLANNING COMMISSION & ADMINISTRATIVE SUBDIVISIONS

<i>Number</i>	<i>Applicant Name</i>	<i>Project</i>
SD-23-001	Denton Project, LLC	Concept Plan Market Street
SD-23-002	Denton Project, LLC	Final Subdivision Plan - Townhomes 812 Camp Road
SD-23-003	608 High Street, LLC	Administrative Subdivision Line Revision 608 High Street

BOARD OF APPEALS

<i>Number</i>	<i>Applicant Name</i>	<i>Project</i>
BOA-23-001	J. Richard Bullock	Special Exception - Combination Use 617 Camp Road
BOA-23-002	Jonathan Qvarnstrom For All Seasons	Variance - Sign 322 Market Street

Town of Denton Permits

	<i>2023 Percent</i>	<i>2023</i>	<i>2022</i>	<i>2021</i>	<i>2020</i>	<i>2019</i>
New Single Family Homes/Multi-Family	0%	1	19	30	20	17
New Accessory Structures	7%	16	20	14	15	25
New Roof/Repairs	34%	80	67	48	51	25
Building Maintenance	16%	37	93	62	54	46
Pools	2%	4	8	3	3	6
New Industrial Construction	0%	0	0	0	0	0
New Commercial Construction	2%	4	11	4	2	3
New Institutional Construction	0%	0	0	0	0	0
Demolition	2%	5	3	6	1	7
Signs (Banners)	9%	22	21	15	16	16
Other (Fence, Tree, Critical Area, Patio)	28%	65	62	61	50	29
Total	100%	234	304	243	212	174

Town of Denton Construction Dollars

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Residential	\$ 2,035,000	\$ 2,400,000	\$ 4,037,643	\$ 3,214,000	\$ 240,000
Accessories	\$ 85,176	\$ 58,327	\$ 77,188	\$ 82,662	\$ 86,591
Major Renovations (over \$5,000)	\$ 1,226,913	\$ 2,778,113	\$ 2,311,100	\$ 4,131,549	\$ 3,994,969
Minor Renovations (under \$5,000)	\$ 140,956	\$ 154,721	\$ 141,355	\$ 150,338	\$ 131,452
Pools	<u>\$ 57,221</u>	<u>\$ 53,267</u>	<u>\$ 89,806</u>	<u>\$ 188,088</u>	<u>\$ 75,986</u>
<i>Subtotal</i>	\$ 3,545,266	\$ 5,444,428	\$ 6,657,092	\$ 7,766,637	\$ 4,528,998
Commercial	\$ 288,895	\$ 743,000	\$ 1,400,000	\$ 4,258,890	\$ 1,123,000
Institutional	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<i>Subtotal</i>	\$ 288,895	\$ 743,000	\$ 1,400,000	\$ 4,258,890	\$ 1,123,000
TOTAL	<u>\$ 3,834,161</u>	<u>\$ 6,187,428</u>	<u>\$ 8,057,092</u>	<u>\$ 12,025,527</u>	<u>\$ 5,651,998</u>

**2023 Annual Report
Town of Denton
Planning Commission**

William Quick
Doris Walls
Stephen Mead

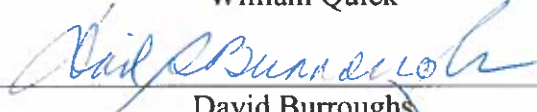
David Burroughs
Kevin Waterman

It is hereby resolved by the Town of Denton Planning Commission on January 30, 2024, to adopt as defined, herein, the 2023 Annual Report of the Town of Denton Planning Commission.

DENTON PLANNING COMMISSION



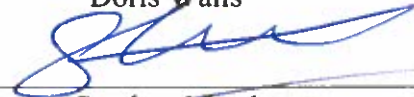
William Quick



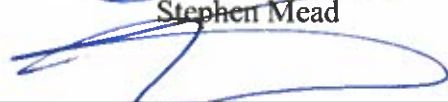
David Burroughs



Doris Walls



Stephen Mead



Kevin Waterman

Attest:



Donna R. Todd
Director of Planning and Codes